

TRANSFER
TAX
PAID

WARRANTY DEED

003646

Rosemarie Breton f/k/a Rosemarie B. Fredette of Fairfield, County of Somerset and State of Maine for consideration paid, grants to Charles R. Gatz of Old Orchard Beach, County of York and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with the building thereon, situated on Roosevelt Avenue in said Waterville and bounded and described as follows, to-wit:

Lot No. 91 as shown on a plan of Johnson Heights Extension, dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds, Plan Book 15, Page 50.

Also, a certain lot or parcel of land adjoining next easterly to the above described Lot No. 91, and being bounded and described as follows, to-wit:

Starting at the southeasterly corner of Lot No. 91, above referred to; thence to the east along the southerly line of Lot No. 90, as shown on the above referred to Plan of Johnson Heights Extension, a distance of thirty (30) feet to a point; thence to the north and at right angles and parallel with the easterly line of said Lot No. 91 a distance of one hundred (100) feet to the northerly line of said Lot No. 90; thence to the west along the northerly line of said Lot No. 90 a distance of thirty (30) feet to a point; thence one hundred (100) feet to the point of beginning.

Said above described lots have a combined continuous frontage of one hundred (100) feet on Roosevelt Avenue and are one hundred (100) feet deep.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a warranty deed from James I. Bower and Ruth I. Bower to L. Robert Cooper and Joyce L. Cooper, dated May 25, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1264, Page 197.

Being the same premises conveyed to Rosemarie B. Fredette n/k/a Rosemarie Breton by deed of Mary W. Drummond dated July 29, 1987 and recorded in the Kennebec Registry of Deeds in Book 3206, Page 153.

Stewart Title

56-55

WITNESS my hand and seal on ~~January~~ ^{February 9th} 7, 2001.

Anne Labbe
WITNESS

Rosemarie Breton
Rosemarie Breton
f/k/a Rosemarie B. Fredette

56-55

THE STATE OF Maine
Kennebec, ss.

~~February~~ ^{9th}
January 7, 2001

Then personally appeared the above named Rosemarie Breton f/k/a
Rosemarie B. Fredette and acknowledged the foregoing instrument to
be her free act and deed.

Before me, Anne Labbe
Notary Public

00mg07-BrentontoGatzWd

ANNE LABBE
Maine Notary Public
My Commission Expires March 17, 2004

RECEIVED KENNEBEC SS.

2001 FEB 13 AM 10:39

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS